



# Advisory Actions 2000

Department of General Services  
Office of Public School Construction

July 26, 2000 - Issue 08  
State Allocation Board Meeting

## Executive Corner

We would like to hear from you. Districts and other interested parties are encouraged to comment on the proposed regulatory changes and other developments that affect the various programs administered by the State Allocation Board (SAB). For example, two important aspects of the School Facility Program (SFP) will be discussed by the SAB at the August 23, 2000 meeting. The issues are as follows:



- A proposed requirement for the Division of State Architect review and approval of all modernization plans and specifications.
- Implementation of priority points per the requirements of Assembly Bill 562.

Issues such as these are often discussed by the SAB Implementation Committee prior to presentation to the Board. The SAB Implementation Committee meetings are open to the public and your participation is encouraged. For specific information on meeting dates, times and locations as well as a complete member list, please view "Implementation Committee" under the SAB on the OPSC Web site at <http://www.dgs.ca.gov/opsc>. We welcome your input on these issues.

Sincerely,

Luisa M. Park  
Interim Executive Officer  
Office of Public School Construction

## Modernization Plans and Specifications Certification

In response to a growing concern with respect to the equitable disbursement of modernization funds, the SAB directed staff to:

- Prepare amendments to the current regulations and administrative processes that require review and approval from the Division of the State Architect (DSA) on all plans and specifications (P&S) for modernization funding applications under the SFP.
- Continue to accept applications for the modernization funding, but only if the P&S for all the work in the applications have been reviewed and approved by the DSA and the California Department of Education.
- Continue to maintain complete SFP modernization funding applications in the order of the date received by the OPSC. These applications will not be processed to the SAB pending the outcome of the revised regulations and administrative processes.
- Develop a modernization funding plan to present to the SAB with the proposed regulations at its August 23, 2000 meeting.

As a result of these actions, all modernization funding applications in addition to other program requirements must be submitted with a complete, detailed project cost estimate as well as P&S approved by DSA and CDE. For specific information regarding funding applications, please contact your OPSC Project Manager.

## Workshops a Success

The OPSC wishes to express our sincere gratitude to all those who participated in the recently concluded workshops on SFP regulation changes. These meetings, held in various locations in the north, central and south state, provided OPSC staff with valuable insights into the unique needs of its customers. Thank you to all. Many of the questions posed at these meetings proved helpful to the OPSC staff in its efforts to better serve school districts statewide. A sample of these questions and the corresponding answers are included here for your information:

**Q:** Use Of Modernization Grant Funds, Section 1859.79.2 (b)(1).

What is the correct interpretation of "The grant may **not** be used for the following ...new site development items with the exception of: Replacement, repair or additions to existing site development..."?

**A:** Modernization grant funding may be used for the repair or replacement of existing site development. It may not be used to construct new or to expand existing site development. The use of the word "additions" was intended to allow for minor expansion of **existing** site development, but only when necessary for handicapped access purposes.

**Q:** Are new site diagrams needed when applying for the Special Day Class (SDC) adjustment?

**A:** No, if the baseline has already been established and approved by the SAB.

**Q:** How does a school district determine the number of classrooms to report when applying for the SDC adjustment?

**A:** The important thing to remember when applying for the SDC adjustment is to review the original "snapshot" when the baseline was first established and then determine how many of those classrooms were designed and used for SDC. The **total** number of classrooms on the site must be the same as originally reported. Do not "update" the classroom count with facilities that have been added since the baseline was originally established.

**Q:** Are additional funds available for site clean-up (toxic) when a district already owns a site?

**A:** No, there is no additional State funding; however, the district may use a portion of the new construction grant and district matching share for site clean-up on the same site. Additionally, the district may use up to ten percent of the combined State adjusted modernization grant and the district's matching share for site clean-up on the same site if the Department of Toxic Substances Control has determined the site contains dangerous levels of hazardous substances. Refer to Regulation Section 1859.79.2.

Further, non financial hardship district may use some or all of the savings on a modernization or new construction project for site clean-up on another site if the district declares the clean-up work is a high priority capital facility project and the district's legal counsel determines that the clean-up work is a capital facility project.

**Q:** Can a district that received funding for a site under the Lease-Purchase Program (LPP) get additional funding for hazardous material clean-up?

**A:** No. New construction applications filed under the School Facility Program may not include site acquisition or related costs if the site was purchased through the LPP.



If your County Office of Education is interested in hosting an OPSC workshop at one of its countywide meetings, please contact your OPSC Project Management Region Supervisor.

## Prototype School Designs on the OPSC Web

The OPSC provides an outstanding feature via its Web site that you may not have visited yet. The "Prototype School Designs" database is easily accessed by simply selecting the convenient navigational bar by the same title. The Prototype School Design database is a valuable resource of recently approved school plans; these include site plans, floor plans, construction data, school and architect contact information and construction cost detail. Districts can search these plans by a variety of criteria, including location, size, cost, and grade level. Currently, the OPSC has posted submittals from a variety of architectural firms, which include designs for elementary, middle and high schools.

### How Does This Service Benefit A District?

The database is an excellent source for districts to locate school facility planning ideas and designs for plans that have received Division of the State Architect and California Department of Education approvals within the last four years. The potential benefits to districts are substantial:

- Assist districts in planning schools.
- Provides a catalogue of a wide range of projects and planning ideas in one place.
- Savings in design phase time (a reduction in design time up to one year is possible depending on the project scope).
- Savings in plan approval times.
- Advantage in obtaining competitive bids.
- Savings in total costs to construct.

We encourage you to access and use this service. If you have an innovative design that you would like to share with other school districts, please contact your Architect and encourage them to submit it to the OPSC. Instructions for an architect submittal are included on the prototype database Web page.

## Facility Hardship/Demolition

Eligibility for SFP facility hardship is based on very specific criteria. It is critical that a district be aware of the following important points if it intends to file for a facility hardship under the SFP; i.e., abandonment and replacement of classrooms and related facilities:

- Facility hardships are limited to the most critical cases in which health and safety risks are clearly substantiated.
- Early involvement of the OPSC and other jurisdictional agencies is essential.
- The district must submit a formal and complete School District Appeal Request (Form SAB 189) and all supporting documentation to the OPSC in ample time for processing and to schedule an inspection of the site.
- Accomplish the above critical steps including presentation to the SAB prior to the district's proceeding with demolition.
- It is in the district's best interest to allow time for the facilities to be inspected by the OPSC prior to demolition or abandonment.

Additional facility hardship information may be accessed in the SFP Regulation Section 1859.82 and SFP Guidebook-Chapter 8, which are located on the OPSC Web page at <http://www.dgs.ca.gov/opsc>.

## Customer Service

The OPSC has increased staffing to better meet the statewide needs of our customers. Expansion of services has brought about reconfigured regional assignments resulting in adjustments in county assignments where necessary. Please be assured that every effort has been made to maintain continuity between districts and their accustomed OPSC contacts. We invite districts to view the updated assignment information on the OPSC Web site at <http://www.dgs.ca.gov/opsc>.

## Repayment Schedule for Amounts Due the State

In an effort to provide a payment alternative to financially qualifying districts, the SAB adopted a policy which will allow these districts to make repayments over a five year period, when funds are due the State as a result of a closeout on Lease-Purchase and Year-Round Air-Conditioning Program projects. The repayment option is available for only those districts listed on the California Department of Education List of Qualified and Negative Certifications of School Districts and County Offices of Education, or when the amount due the State would cause the district to be placed on this list. For detailed information on this repayment option please refer to the specific policy which can be located on the OPSC Web page at <http://www.dgs.ca.gov/opsc>, or by contacting Bryan Breaks at (916) 445-3156 or e-mail at [bryan.breaks@dgs.ca.gov](mailto:bryan.breaks@dgs.ca.gov).

## Construction Cost Indices

Lease-Purchase Program Construction Cost Indices for July 2000			
Class "B" Buildings	Class "D" Buildings	Furniture & Equipment	Historical Savings Index
1.39	1.40	1.38	5.17

## Status of Funds

Per July 26, 2000 State Allocation Board Meeting

Program	Funds Available as of 7/5/00	Apportionments and Adjustments	Balance Available as of 7/26/00
Proposition 1A Cycle 1			
New Construction	\$42.5	-\$42.5	-0-
Modernization	-0-	-0-	-0-
Hardship	\$0.5	-\$0.5	-0-
Class Size Reduction			
Committed	\$38.5	-0-	\$38.5
Uncommitted	\$181.7	-0-	\$181.7
SUBTOTAL	\$263.2	-\$43.0	\$220.2
Proposition 1A Cycle 2			
New Construction	\$1550.0	-\$15.8	\$1534.2
Modernization	-0-	-0-	-0-
Hardship	\$392.6	-\$11.2	\$381.4
SUBTOTAL	\$1942.6	-\$27.0	\$1915.6
Prior Bonds			
Contingency Reserves	\$36.1	-\$9.3	\$26.8
AB191	\$20.0	-0-	\$20.0
Northridge Earthquake	\$1.8	-0-	\$1.8
SUBTOTAL	\$57.9	-9.3	\$48.6
GRAND TOTAL	\$2263.7	-\$79.3	\$2184.4

The SAB also funded approximately \$1.163 million for the Deferred Maintenance Program.

Copies of the applicable SAB actions, proposed regulations, and additional information can be located on the OPSC Web site at <http://www.dgs.ca.gov/opsc>. Should you have questions or need any additional information regarding the contents of this advisory, please contact your project manager.



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